



## What new provisions are contained in the draft LEP 2009?

The draft LEP provides an opportunity to zone areas of high biodiversity conservation value to adequately protect these areas and add to the targets of the draft Lower Hunter Regional Conservation Plan through the suite of environmental zones:

- E1 National Parks and Nature Reserves
- E2 Environmental Conservation
- E3 Environmental Management

## How does the draft LEP 2009 address biodiversity and conservation?

The new draft Local Environmental Plan (LEP) 2009 contains a number of new provisions, as follows:

- Recognise the principles of Ecological Sustainable Development (ESD) and the value of natural resource management and biodiversity in the general aims and objectives of the draft Plan;
- Rename and rezone all lands gazetted as National Park to E1 National Parks and Nature Reserves;
- Rename all land already zoned for environmental conservation (land within the Hunter Economic Zone, Bow Wow Creek Gorge and Hungry Creek) to E2 Environmental Conservation and prohibit subdivision through lot size map;
- Rezone all significant wetlands to E2 Environmental Conservation, including a 50 metre edge buffer;
- Rezone all land identified within the Watagan to Stockton 'green corridor' identified in the Lower Hunter Regional Strategy to E3 - Environmental Management;
- Rezone 'vulnerable lands' within the south western corner of the LGA and private in-holdings within Yengo National Park to E3 - Environmental Management with provision to maintain opportunities for rural activities, dwelling-houses and tourism within the less constrained areas of land; and
- Adopt the optional clause 5.9 (preservation of trees or vegetation) in the Standard Instrument in the draft LEP and make provisions in the Cessnock DCP for this clause to apply only to lands where the Native Vegetation Act 2003 does not.

## Environmental Management Zones

Council is proposing to match a limited range of environmental protection zones available under the Standard Instrument to the relatively large number of existing zonings and at the same time recognise the relative importance of each of the landscapes to which they apply.

The E3 - Environmental Management Zone offers the 'best fit' zone for these areas, considering current zonings and the number of activities and dwellings currently within them.

Fact Sheet 1	Draft Local Environmental Plan 2009
Fact Sheet 2	Local Environmental Plan making process
Fact Sheet 3	Draft Cessnock Development Control Plan (2009)
Fact Sheet 4	Relationship of the draft LEP 2009 and the wider planning framework
Fact Sheet 5	Zones in the draft Local Environmental Plan 2009
Fact Sheet 6	Development Standards
Fact Sheet 8	Consultation and Local Presentations
Fact Sheet 9	Spot Rezoning Proposals
Fact Sheet 10	Understanding the Mapping
Fact Sheet 11	How to make a submission

This zone also differentiates between rural land and constrained land in these areas by permitting less intensive and less intrusive agricultural land uses, while retaining opportunities for agricultural and tourism uses within less constrained areas.

## How does the draft LEP 2009 meet the wider environmental context?

Given the two (2) year timeframe provided, a staged process has been undertaken in relation to biodiversity and conservation outcomes. This staged process addresses the translation of the current Cessnock Local Environmental Plan 1989 and revision of Council's Settlement Strategies.

A comprehensive biodiversity strategy will be developed in coordination with relevant agencies (Department of Environment and Climate Change including the Hunter-Central Rivers Catchment Management Authority, Department of Water and Energy, Department of Primary Industries) post LEP 2009 and will include the identification of priority areas for vegetation offsets.

## How can I comment?

You are strongly advised to review the plans whilst on public exhibition and you are invited to make written submissions. Written submissions will be accepted until 12 October 2009.

Council staff will be available during 9am - 12pm, Monday to Friday by appointment, to discuss the exhibition material and answer your questions.

**For more information please contact**  
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